

Town Board Minutes

Meeting No. 3

Special Meeting

January 14, 2003

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A joint meeting of the Town Board and the Planning Board of the Town of Lancaster, New York, was held at the Lancaster Town Hall, 21 Central Avenue, Lancaster, New York on the 14th day of January 2003, at 6:30 PM and there were

PRESENT: **ROBERT GIZA, SUPERVISOR**
 MARK MONTOUR, COUNCIL MEMBER
 RONALD RUFFINO, COUNCIL MEMBER
 DONNA STEMPIAK, COUNCIL MEMBER
 REBECCA ANDERSON, PLANNING BOARD MEMBER
 JOHN GOBER, PLANNING BOARD MEMBER
 STANLEY KEYS, PLANNING BOARD CHAIRMAN*
 LAWRENCE KORZENIEWSKI, PLANNING BOARD MEMBER
 MICHAEL MYSZKA, PLANNING BOARD MEMBER

ABSENT: **RICHARD ZARBO, COUNCIL MEMBER**
 STEVEN SOCHA, PLANNING BOARD MEMBER
 MELVIN SZYMANSKI, PLANNING BOARD MEMBER

ALSO PRESENT: **JOHANNA COLEMAN, TOWN CLERK**
 RICHARD SHERWOOD, TOWN ATTORNEY
 ROBERT LABENSKI, TOWN ENGINEER

* Arrived at 7:15 P.M.

PURPOSE OF MEETING:

This joint meeting of the Town Board and Planning Board of the Town of Lancaster was held for the purpose of a Public Hearing on the Draft Environmental Impact Statement of M&T Bank for Pleasant Meadows Subdivision for property situate on the north side of Walden Avenue, south of Pleasant View Drive, between Central Avenue and Stony Road in the Town of Lancaster, County of Erie and the State of New York.

At 7:00 P.M., the Planning Board and the Town Board held a Public Meeting to hear all interested persons regarding the Draft Environmental Impact Statement of M&T Bank for Pleasant Meadows Subdivision.

The affidavits of publication of this Public Meeting are on file and a copy of the Legal Notice has been posted.

Persons addressing the Planning Board & Town Board in their order of appearance are as follows:

Jeff Palumbo, Attorney for the petitioner

- Provided an explanation of the rezoning matters to be considered by the boards.

Bill Tuyn, from Pratt & Huth

- Presented a history of the project and an explanation of petitioner's proposal.

Donald Symer, 610 Columbia Avenue, spoke on the following matters:

OPPONENT

- In his opinion the data in Draft Environmental Impact Statement is questionable & contradictory.
- Questions the characterization of minor environmental impacts.
- Questions the credentials of person(s) who conducted the flood plain & Traffic Study.
- Has concerns about flood waters of Scajaquada Creek.
- Feels that traffic on Pleasant View Drive will be unbearable.
- Concerned about the impact on schools and the proximity to Lancaster High School.

Richard Korcz, 4946 William Street, spoke on the following matters:

OPPONENT

- Concerns about traffic infrastructure and drainage.
- Wants a permanent restrictive covenant to be a part of approvals by the Town of Lancaster.

Jeremy Colby, 9 Broadmoor Court, spoke on the following matters:

OPPONENT

- Not opposed to entire project, just certain aspects.
- Expressed opposition to development along the spine road because of concerns about wetlands.
- Concerns regarding building of homes in wetland areas.
- Traffic concerns.
- Asked the Boards to consider the environmental aspects of the project not base their decisions on emotions.
- Not impressed by Draft Environmental Impact Statement.
- Will submit petition with 190 signatures opposing project.

Lee Chowaniec, 93 Northwood Drive, spoke on the following matters:

OPPONENT

- According to New York State Department of Transportation, a new study is warranted.
- Concerns about building homes in wetland area.
- Concerns about over burdened schools, roads, services.
- Wants a new DEIS, this one is inadequate.
- Concerned about flow of wetlands into tributaries.

David Tabaczynski, 185 Pavement Road, spoke on the following matters:

PROPONENT

- Stated that this project will add to tax base.
- Feels that development of this land will contribute to the elimination of drainage issues in this area.

Scott Schlager, 786 Aurora Street, spoke on the following matters:

PROPONENT

- Hopes to build a new home in Lancaster.
- Feels that this project will contribute to job creation in this region.

Dnn Greene, 10 Riemers Avenue, spoke on the following matters:

PROPONENT

- Stated this project will benefit employment.

Marie MacKay, 318 Enchanted Forest North, spoke on the following matters:

OPPONENT

- Feels that growth must be controlled; this project is not controlled.
- Project imposes on school district. The estimated cost per student as portrayed in DEIS is inaccurate.

August Schorr, 460 Pleasant View Drive, spoke on the following matter:

PROPONENT

- Is in favor of the land being developed.

David Mansell, 14 Traceway, spoke on the following matters:

OPPONENT

- Traffic concerns; roads overtaxed.
- Schools will be over burdened
- Lancaster needs a north/south corridor.
- Wants this area to remain zoned R-1.

Daniel Butler, 26 Tyler Street, spoke on the following matters:

OPPONENT

- Increase of traffic on Walden Avenue, Pleasant View Drive, Harris Hill Road, Warner Road and Transit Road.
- Storm water will runoff into Depew.
- Overburdening of Schools.

Gary Howell, 48 Park Blvd., spoke on the following matter:

OPPONENT

- Concerns about taxes.

Ryan Van Nortwick, 106 Aurora Street, spoke on the following matters:

PROPONENT

- In favor of the growth opportunities that the project will bring to Town of Lancaster.

Mary Jane Sledz, 1 Trentwood Trail, spoke on the following matters:

OPPONENT

- Expressed traffic concerns
- Feels that schools are over burdened, classes are too large and there are student transportation problems.

Michael George, 372 Seneca Place, spoke on the following matters:

OPPONENT

- Overcrowding of schools.
- Feels this is a poor plan.

David Hanitz, 7 Schilling Court, spoke on the following matters:

OPPONENT

- Overburdening of schools with 3.5 students per house.
- Feels this is a poor plan, with no plan for future.

Richard Foley, 40 Deerpath, spoke on the following matters:

OPPONENT

- Concerns about overburdened schools which will result in higher school taxes.
- Traffic congestion at Genesee Street and Transit Road.
- Water pressure reduction.
- Would like to slow down this project.

Gloria Kubicki, 15 Maple Drive, spoke on the following matters:

OPPONENT

- Commented about the installation of a new turn signal on Walden and Genesee.
- Feels her street will be a shortcut to Transit Road.

Linda Van Nortwick, 11 Shadyside Lane, spoke on the following matters:

PROPONENT

- Feels Lancaster is a wonderful place to live.
- Does not want the doors of Lancaster closed to others.

James Brett, 659 Harris Hill Road, spoke on the following matters:

OPPONENT

- Traffic concerns.
- School bussing concerns
- School busses being T-boned by dump trucks.

Bill Heist, 106 Newberry Lane, spoke on the following matters:

OPPONENT

- Feels that there are serious traffic concerns on Harris Hill Road.
- Concerns about traffic patterns connecting the various subdivisions.
- Drainage concerns.

Andrea Gobiowski, 10 Rue Madeleine Way, spoke on the following matter:

OPPONENT

- Overcrowding of schools.

Gerald Pinella, 3105 Baker Road, spoke on the following matters:

PROPONENT

- Stated that there are fewer students in Lancaster Schools today compared to when he graduated.

Cory Wiktor, 7206 Tricia Lane, spoke on the following matter:

PROPOSER

- Is in favor of project.

Rose Marie Zavarella, 139 Nichter Road, spoke on the following matter:

OPPOSER

- Concerns about water pressure.

Henry Gull, 710 Pavement Road, spoke on the following matters:

OPPOSER

- Project will increase taxes.
- Document is redundant and repetitious.

Stephanie Snios, 54 Southpoint Drive, spoke on the following matter:

OPPOSER

- Concerns about school class size.

Mary Jo Benton, Marrano Development Employee, spoke on the following matter:

PROPOSER

- The project will bring new housing to Lancaster and this is good for the region.

Don Owens, Earth Dimensions Soil Specialist for petitioner, spoke on the following matter:

- Explained the soil conditions of the site.

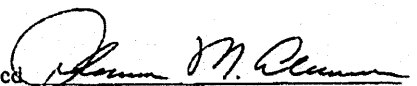
ON MOTION BY COUNCIL MEMBER STEMPIAK, AND SECONDED BY
COUNCIL MEMBER RUFFINO, FOR ADJOURNMENT OF THE PUBLIC HEARING,
which resulted as follows:

SUPERVISOR GIZA	VOTED YES
COUNCIL MEMBER MONTOUR	VOTED YES
COUNCIL MEMBER RUFFINO	VOTED YES
COUNCIL MEMBER STEMPIAK	VOTED YES
COUNCIL MEMBER ZARBO	WAS ABSENT
PLANNING BOARD MEMBER ANDERSON	VOTED YES
PLANNING BOARD MEMBER GOBER	VOTED YES
PLANNING BOARD CHAIRMAN KEYSA	VOTED YES
PLANNING BOARD MEMBER KORZENIEWSKI	VOTED YES
PLANNING BOARD MEMBER MYSZKA	VOTED YES
PLANNING BOARD MEMBER SOCHA	WAS ABSENT
PLANNING BOARD MEMBER SZYMANSKI	WAS ABSENT

The meeting was adjourned at 8:50 P.M.

January 14, 2003

Signed



Johanna M. Coleman, Town Clerk